HOUSING MARKET INFORMATION

HOUSING NOW
Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2013

Highlights

- Total housing starts trended higher over the third quarter
- Average absorbed price for single-detached units increased from the previous year
- Demand and supply conditions in the resale market remained balanced

Figure 1

* SAAR Seasonally Adjusted Annual Rate

† Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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New Home Market

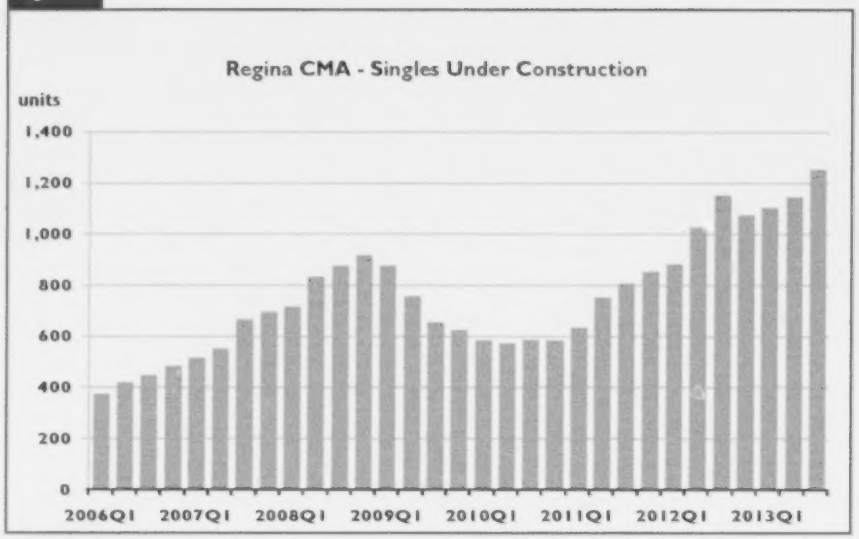
Housing starts in the Regina Census Metropolitan Area (CMA) were trending at 3,396 units in September compared to 3,204 in August and 2,710 in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts housing starts in the Regina CMA numbered 908 units in the third quarter, up 14 per cent from 795 units in the same period of 2012. A 42 per cent year-over-year increase in multi-family starts in the quarter more than offset the 11 per cent reduction in single-detached construction. After three quarters, housing starts in Regina totalled 2,383 units, up seven per cent compared to the same period one year prior.

From July to September, local builders initiated 367 single-detached units, down 11 per cent from the 413 units started in the same period one year earlier. Year-over-year gains were recorded in two of the three months during the quarter, with only September registering a decline from the previous year. Of the areas comprising the Regina CMA, the Central and Northwest zones reported the largest share in single-detached starts in the quarter, each representing 30 per cent of the total CMA production. After nine months, single-detached starts in Regina totalled 952 units, down eight per cent from 1,033 in the same period of 2012.

Despite the year-over-year reduction in single-detached starts, the number of units under construction increased to the highest level on record in September to 1,250 units compared to 1,150 a year earlier. At the same time, there were eight per cent fewer single-detached completions

Figure 2



Source: CMHC

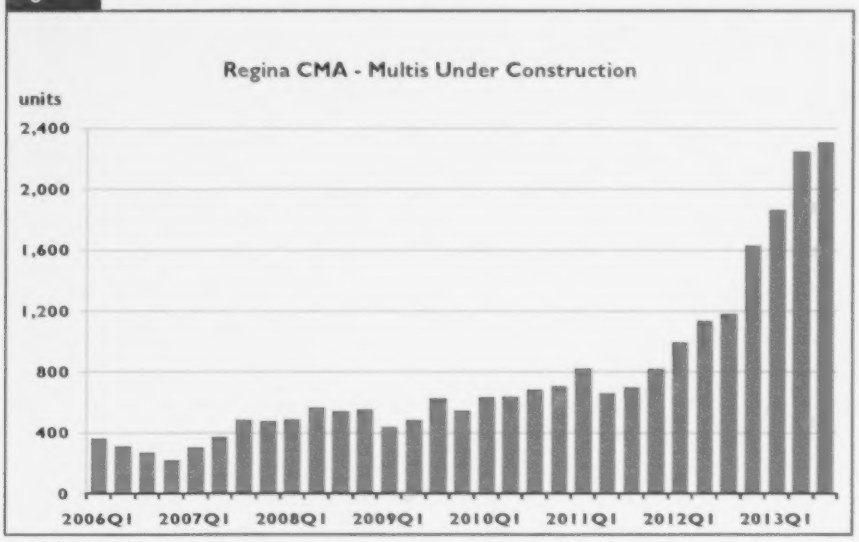
during the third quarter, numbering 265 units compared to 287 in the corresponding period of 2012. Meanwhile, there were 272 single-detached homes absorbed in the third quarter, four per cent less than in the same period a year earlier. With absorptions surpassing completions in the quarter, the inventory of complete and unabsorbed single-detached homes declined from the second quarter of this year. Nonetheless, at 74 units in September, this was still 23 per cent higher than the 60 units recorded in September 2012 and above the five-year average of 44 units that local builders have maintained as inventory.

The average absorbed price for single-detached homes in the third quarter stood at $506,322, up eight per cent from the same period in 2012. The gain in price can partly be attributed to compositional factors as the share of homes absorbed at prices above $500,000 increased to 33 per cent in the third quarter from 30 per cent in the same period one year prior. By comparison, contractor selling prices reported by Statistics Canada's New House Price Index (NHPI) for Regina rose by an average 2.7 per cent to the end of August 2013 from the previous year.

Multi-family starts, which consist of semi-detached, row, and apartment units, totalled 541 units during the third quarter, up 42 per cent from 382 units one year prior. Apartment starts contributed 363 units to this total, up from 197 units a year ago. Row starts also reported an increase to 142 units in the third quarter from 61 in the same period one year earlier. Semi-detached starts, however, declined by 71 per cent to 36 units from 124 under the same comparison. With the third-quarter gain, multi-family starts to the end of September were 21 per cent higher than the previous year. Of the 1,431 multi-family units started during the first nine months of 2013, just over 40 per cent or 574 units were for the rental market. This contrasts sharply with the 223 rental units initiated during the first nine months of 2012.

The number of multi-family homes absorbed in the third quarter

Figure 3



Source: CMHC

increased 6.7 per cent to 159 units from the same period of 2012. By contrast, there were 476 multi-family homes completed in the third quarter, 43 per cent more than in the same period one year prior. Of these, 310 were of rental tenure while the other 166 were in the ownership market. The inventory of complete and unabsorbed multi-family homes in the ownership market stood at 51 units at the end of September, up 42 per cent from corresponding levels in 2012. Of this inventory, 32 were apartment units, with the balance being semi-detached and row units. With the volume of units under construction up 95 per cent to 2,306 in September, this could lead to a further rise in inventories in the months ahead.

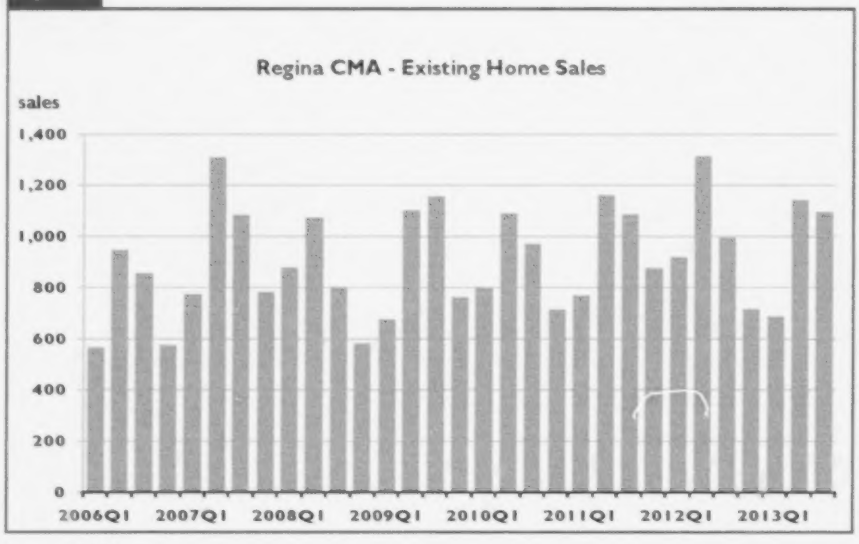
Existing Home Market

Residential MLS® sales in Regina picked up pace in the third quarter compared to the same period in 2012. Year-over-year gains were recorded in each month during the quarter, with September reporting the largest increase. Overall sales during the third quarter totalled 1,096 units, up 10 per cent from the same period one year prior. However, due to slower activity in the first half of the year, year-to-date resale transactions in Regina totalled 2,927 units, down 9.5 per cent from the same period of 2012. A number of factors including price gains and competition from the new home market contributed to the lower sales over the first nine months of the year.

Active listings during the third quarter averaged 1,878 units, up 32 per cent from the same quarter a year ago. With listings growing faster than sales, the sales-to-active listings ratio declined to an average 19.5 per cent in the third quarter compared from 23.4 per cent in the same period of 2012. Given these conditions, homes spent a few more days on the market with the listing period averaging 37 days during the third quarter compared to 34 days in the third quarter of 2012.

With the resale market remaining in balanced conditions, MLS® residential prices increased four per cent in the third quarter to an average of $313,388. The gain can partly be attributed to a compositional shift towards homes selling above $350,000 whose share of total sales increased to 34 per cent in the third quarter from 31 per cent in the same period one year prior. After nine months, the average resale price in Regina rose 4.6 per cent to $313,778, up from $299,999 a year earlier.

Figure 4



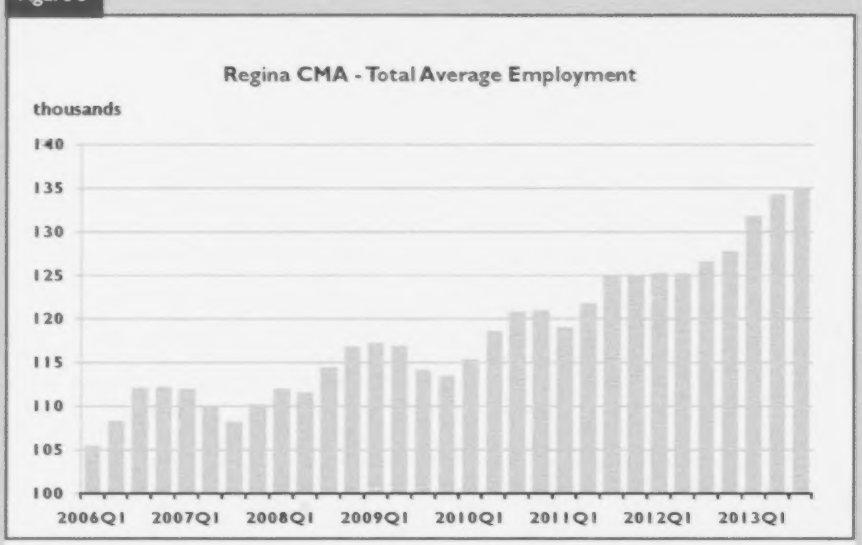
Source: CREA

Economy at a Glance

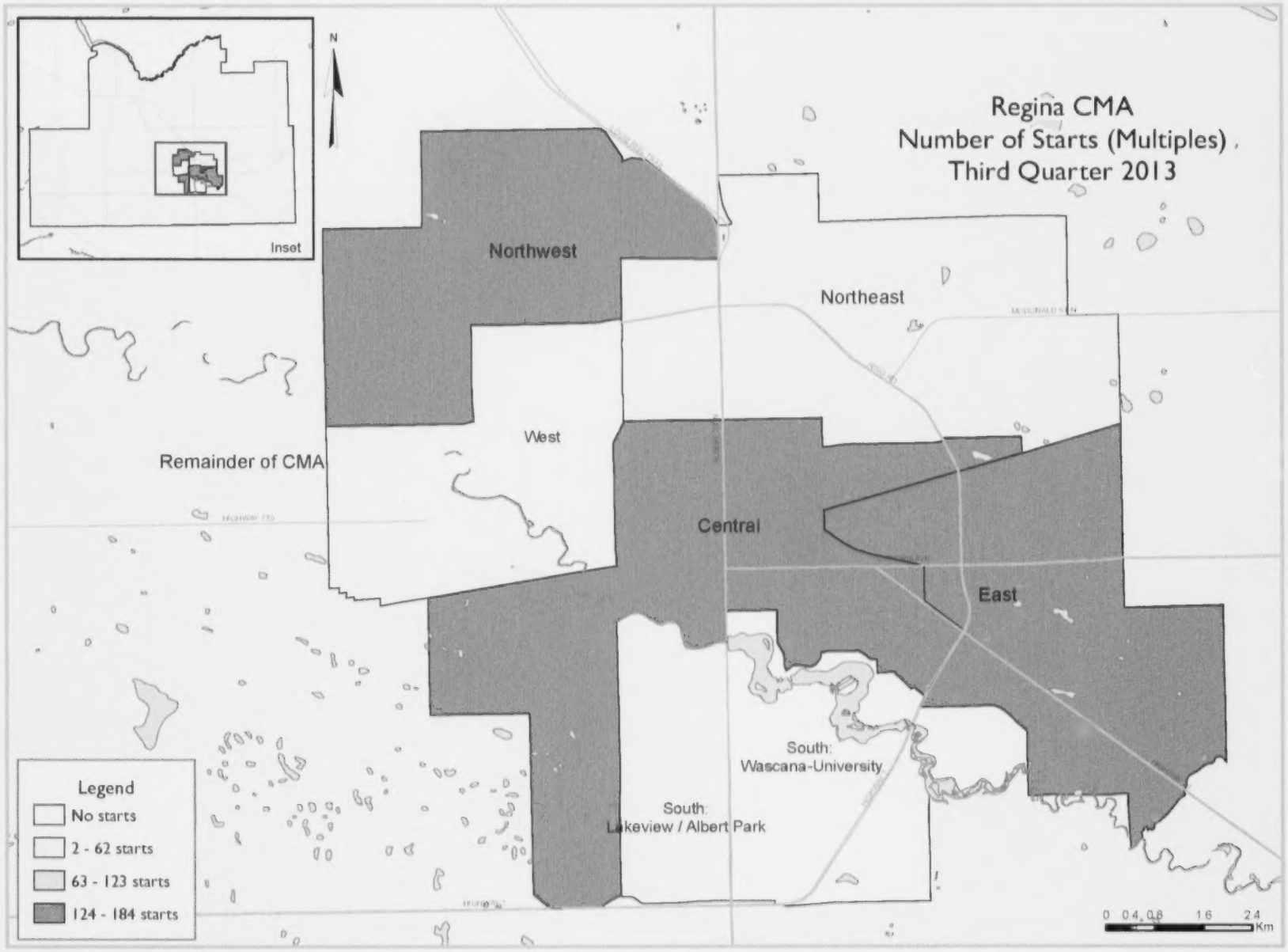
Average employment in Regina expanded 6.7 per cent to 133,700 positions during the first nine months of 2013, compared to 125,300 in the corresponding period of 2012. This represented the addition of 8,400 new jobs comprising 6,200 full-time and 2,200 part-time positions. With additions to the labour force trailing the pace of employment expansion, Regina's seasonally-adjusted unemployment rate declined to 3.0 per cent in the third quarter from 3.7 per cent in the second quarter of 2013. Notwithstanding the strong gains in employment and a low unemployment rate, average weekly earnings in Regina decreased by 2.6 per cent in the third quarter to $942 from $967 in the corresponding period of 2012.

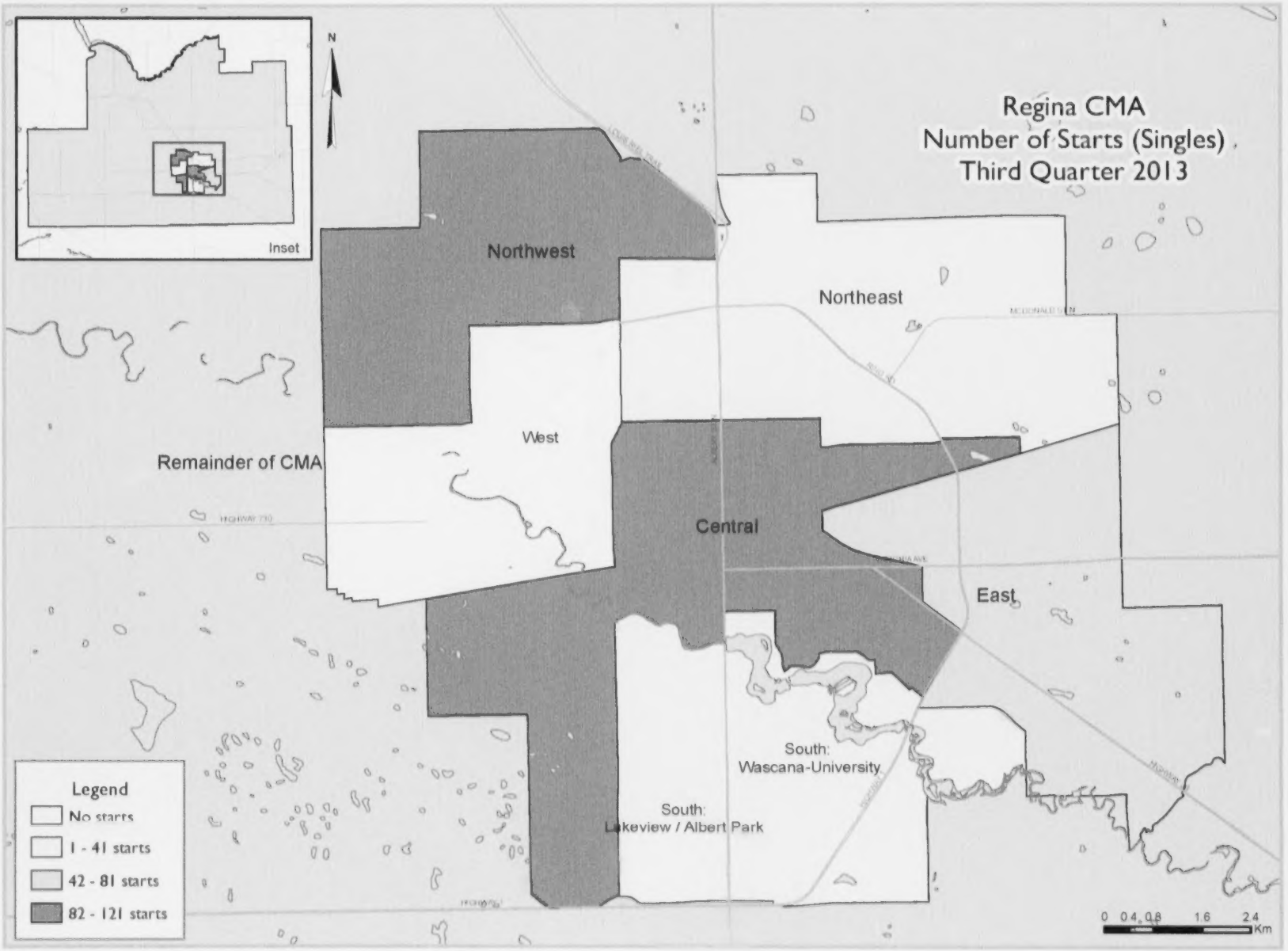
While Saskatchewan's economy continues to expand, economic prospects are improving in other regions within Canada, particularly in Alberta. As a result, net migration to Saskatchewan moderated during the first two quarters of 2013. A total of 8,134 net migrants arrived in Saskatchewan during the first half of the year, down 7.3 per cent from the corresponding period in 2012. The reduction in net migration can largely be attributed to a 23 per cent decline in net international migration, which recorded 4,677 new arrivals through June compared to 6,045 people over the same period a year earlier. A total of 868 net migrants from other provinces within Canada moved to Saskatchewan during the first six months of 2013 compared to 1,236 people in the same period of 2012. On the positive side, a net total of 2,589 non-permanent residents arrived in the province during the first half of 2013 compared to 1,498 in the same period a year ago. Despite the overall moderation, net migration remains an important driver of population growth, new household formation, and housing demand in Saskatchewan this year.

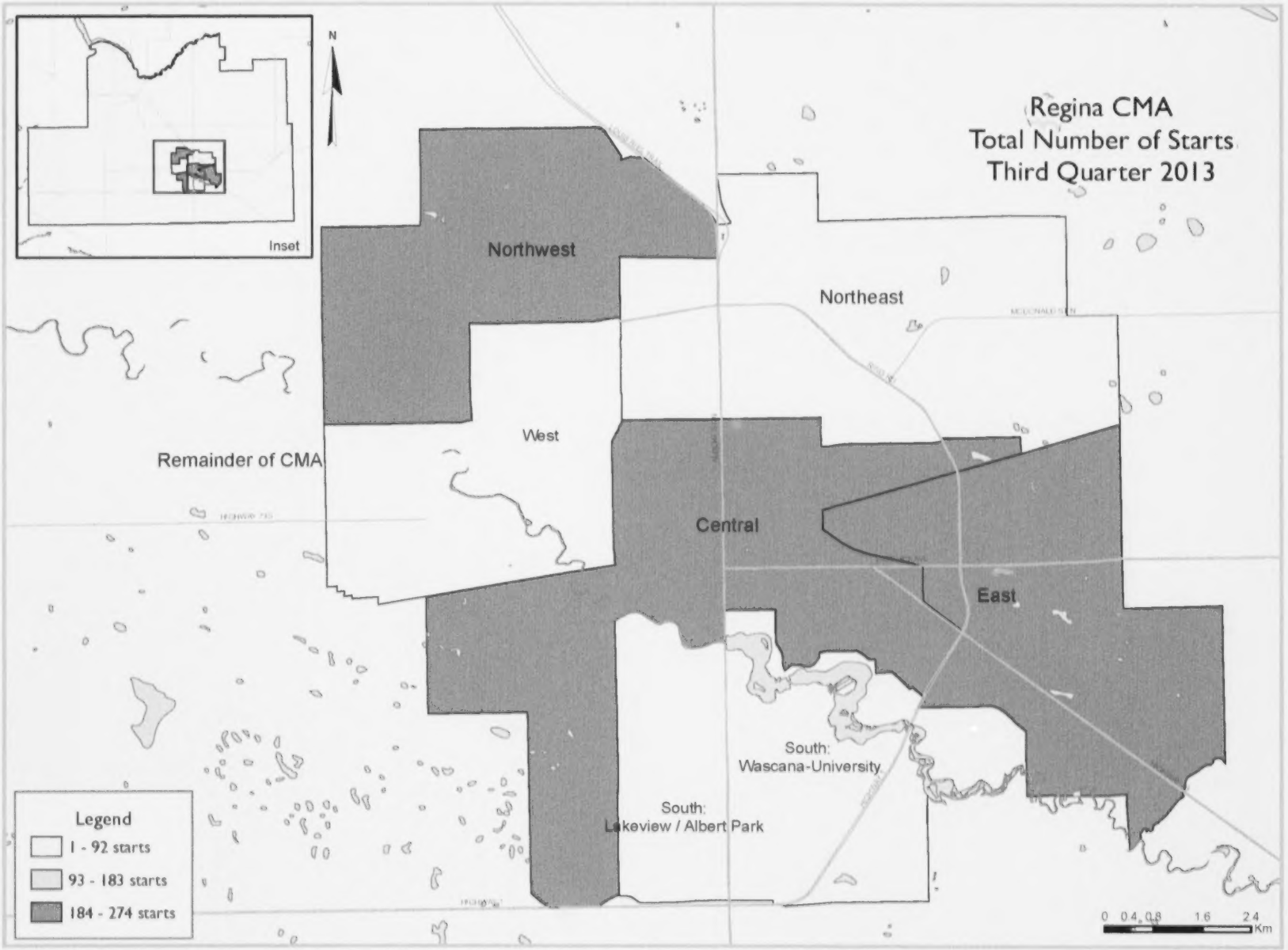
Figure 5

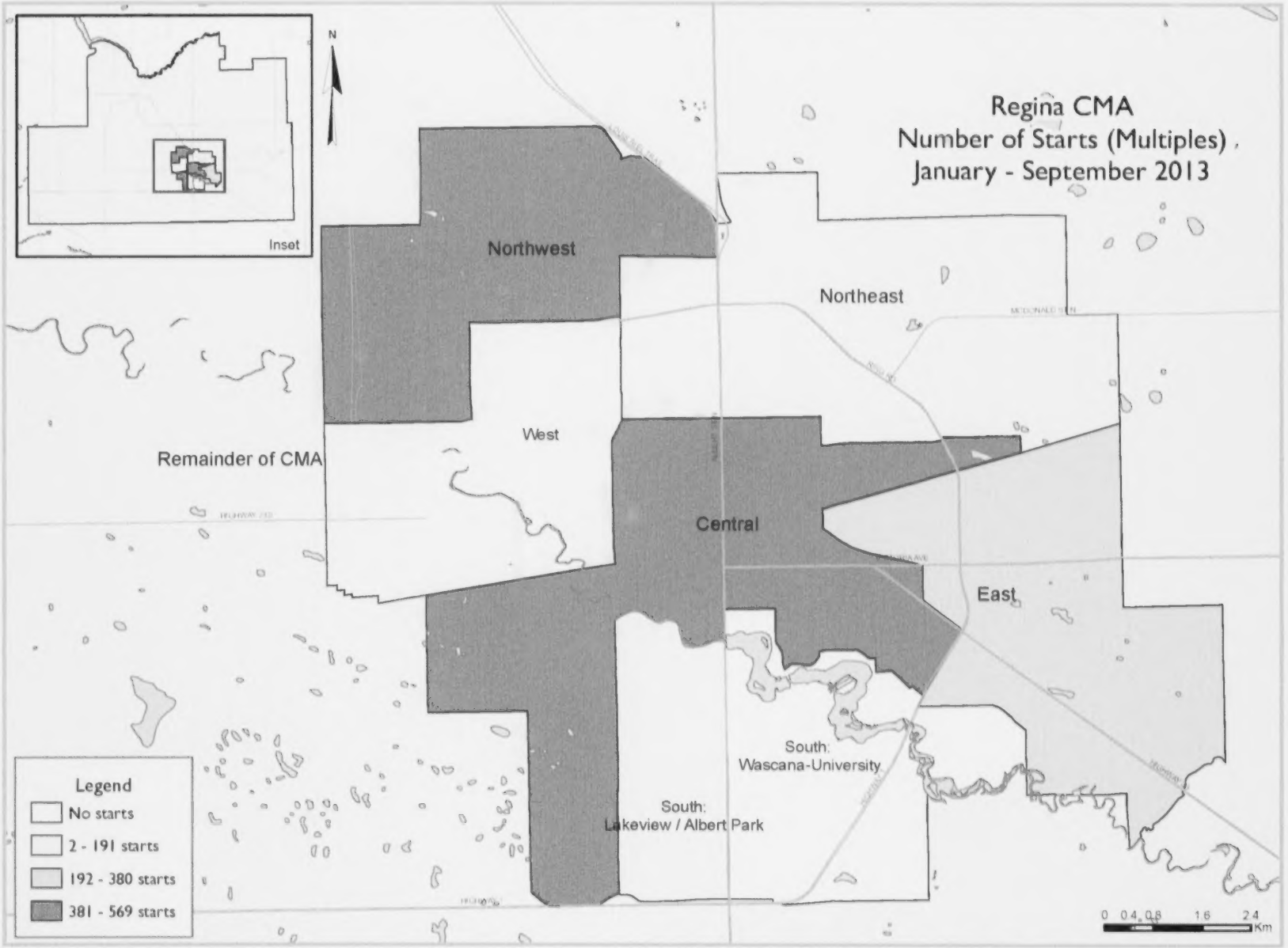


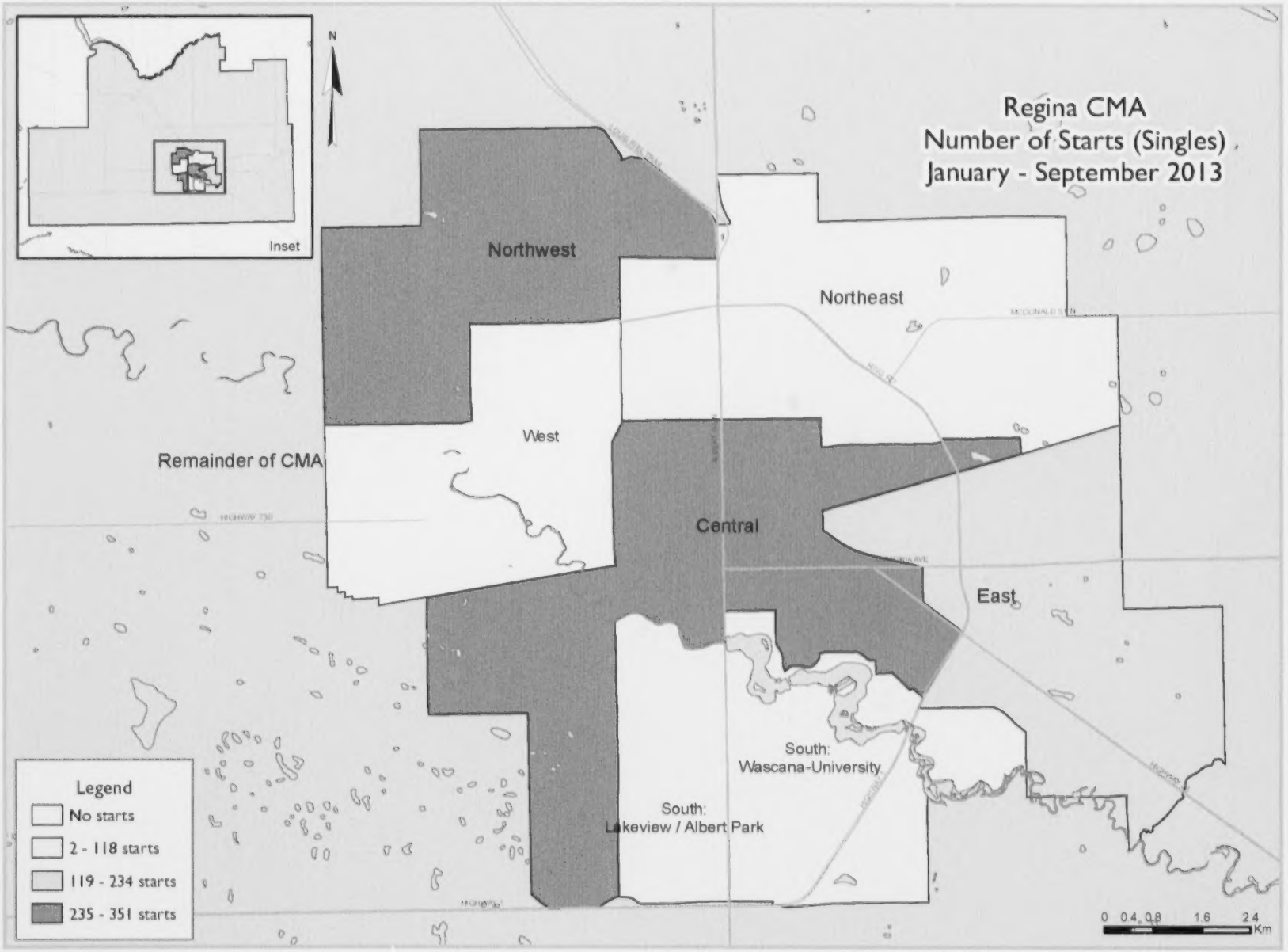
Source: Statistics Canada, Saskatoon SA Employment, All Ages (15+), Total, Both sexes

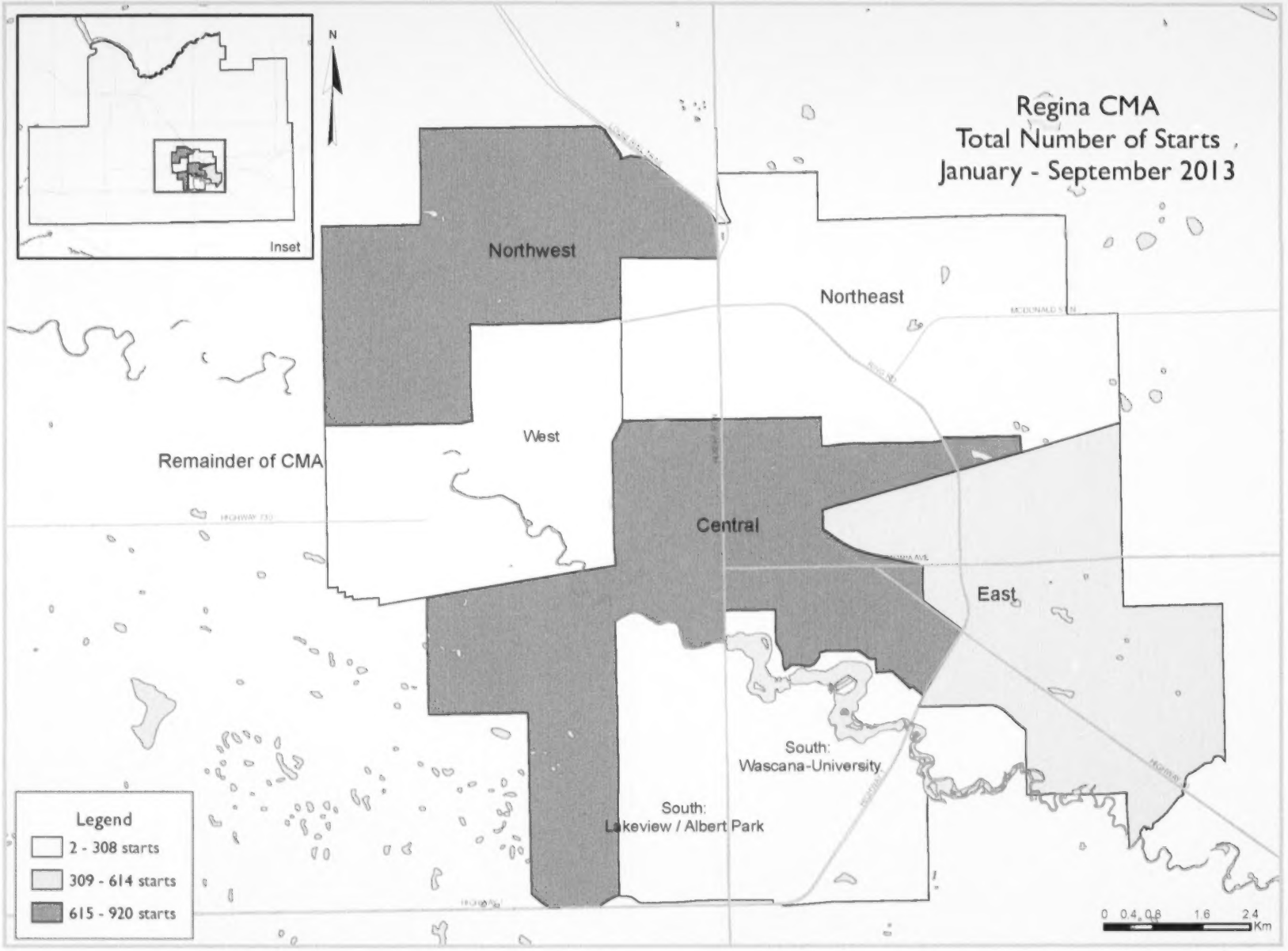

Regina CMA
Number of Starts (Multiples)
Third Quarter 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
2 - 62 starts
63 - 123 starts
124 - 184 starts
0 04 08 16 24
Km


Regina CMA
Number of Starts (Singles)
Third Quarter 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
1 - 41 starts
42 - 81 starts
82 - 121 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
Third Quarter 2013
Inset
N
Northwest
Northeast
West
Central
East
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
1 - 92 starts
93 - 183 starts
184 - 274 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Multiples)
January - September 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
2 - 191 starts
192 - 380 starts
381 - 569 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Singles)
January - September 2013
Inset
N
Northwest
Northeast
West
Central
East
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
2 - 118 starts
119 - 234 starts
235 - 351 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
January - September 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
2 - 308 starts
309 - 614 starts
615 - 920 starts
0 0.4 0.8 1.6 2.4
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) September 2013		
Regina CMA[1]	August 2013	September 2013
Trend[2]	3,204	3,396
SAAR	4,529	3,949
	September 2012	September 2013
Actual		
September - Single-Detached	172	118
September - Multiples	112	212
September - Total	284	330
January to September - Single-Detached	1,033	952
January to September - Multiples	1,187	1,431
January to September - Total	2,220	2,383

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Regina CMA Third Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2013	367	26	0	0	142	187	10	176	908
Q3 2012	413	78	8	0	53	125	46	72	795
% Change	-11.1	-66.7	-100.0	n/a	167.9	49.6	-78.3	144.4	14.2
Year-to-date 2013	952	88	4	0	279	486	16	558	2,383
Year-to-date 2012	1,032	146	39	0	124	655	77	147	2,220
% Change	-7.8	-39.7	-89.7	n/a	125.0	-25.8	-79.2	**	7.3
UNDER CONSTRUCTION									
Q3 2013	1,248	104	12	2	305	1,095	90	700	3,556
Q3 2012	1,146	140	30	3	139	709	96	72	2,335
% Change	8.9	-25.7	-60.0	-33.3	119.4	54.4	-6.3	**	52.3
COMPLETIONS									
Q3 2013	261	58	10	2	45	53	76	236	741
Q3 2012	283	18	0	1	39	82	37	159	619
% Change	-7.8	**	n/a	100.0	15.4	-35.4	105.4	48.4	19.7
Year-to-date 2013	775	112	26	3	118	290	131	236	1,691
Year-to-date 2012	710	26	0	4	95	384	82	257	1,558
% Change	9.2	**	n/a	-25.0	24.2	-24.5	59.8	-8.2	8.5
COMPLETED & NOT ABSORBED									
Q3 2013	71	16	0	3	3	32	n/a	n/a	125
Q3 2012	59	8	0	1	1	27	n/a	n/a	96
% Change	20.3	100.0	n/a	200.0	200.0	18.5	n/a	n/a	30.2
ABSORBED									
Q3 2013	271	50	10	1	45	54	n/a	n/a	431
Q3 2012	284	14	0	0	39	96	n/a	n/a	433
% Change	-4.6	**	n/a	n/a	15.4	-43.8	n/a	n/a	-0.5
Year-to-date 2013	761	99	26	1	117	288	n/a	n/a	1,292
Year-to-date 2012	713	17	0	1	97	390	n/a	n/a	1,218
% Change	6.7	**	n/a	0.0	20.6	-26.2	n/a	n/a	6.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q3 2013	121	8	0	0	48	39	10	44	270
Q3 2012	115	50	8	0	16	21	22	0	232
South: Lakeview / Albert Park									
Q3 2013	2	0	0	0	0	0	0	2	4
Q3 2012	1	0	0	0	0	0	0	0	1
South: Wascana-Univerity									
Q3 2013	1	0	0	0	0	0	0	0	1
Q3 2012	0	0	0	0	0	0	0	0	0
East									
Q3 2013	78	16	0	0	18	112	0	0	224
Q3 2012	77	6	0	0	20	100	0	0	203
West									
Q3 2013	0	0	0	0	3	36	0	2	41
Q3 2012	1	0	0	0	8	0	4	0	13
Northeast									
Q3 2013	1	0	0	0	0	0	0	8	9
Q3 2012	2	20	0	0	0	0	20	72	114
Northwest									
Q3 2013	90	0	0	0	64	0	0	120	274
Q3 2012	131	2	0	0	0	0	0	0	133
Remainder of the CMA									
Q3 2013	74	2	0	0	9	0	0	0	85
Q3 2012	86	0	0	0	9	4	0	0	99
Regina CMA									
Q3 2013	367	26	0	0	142	187	10	176	908
Q3 2012	413	78	8	0	53	125	46	72	795

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q3 2013	425	64	12	0	134	485	30	142	1,292
Q3 2012	280	104	30	0	48	243	62	0	767
South: Lakeview / Albert Park									
Q3 2013	7	0	0	0	0	0	0	2	9
Q3 2012	8	0	0	0	0	0	0	0	8
South: Wascana-Univerity									
Q3 2013	3	0	0	0	8	77	0	0	88
Q3 2012	1	0	0	0	8	77	0	0	86
East									
Q3 2013	232	34	0	2	37	422	0	4	731
Q3 2012	198	6	0	3	53	385	0	0	645
West									
Q3 2013	1	0	0	0	32	72	6	20	131
Q3 2012	6	2	0	0	16	0	4	0	28
Northeast									
Q3 2013	2	0	0	0	0	0	54	100	156
Q3 2012	12	26	0	0	0	0	30	72	140
Northwest									
Q3 2013	269	0	0	0	76	39	0	432	816
Q3 2012	348	2	0	0	5	0	0	0	355
Remainder of the CMA									
Q3 2013	309	6	0	0	18	0	0	0	333
Q3 2012	293	0	0	0	9	4	0	0	306
Regina CMA									
Q3 2013	1,248	104	12	2	305	1,095	90	700	3,556
Q3 2012	1,146	140	30	3	139	709	96	72	2,335

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q3 2013	81	28	10	0	15	9	28	18	189
Q3 2012	75	16	0	0	35	21	14	78	239
South: Lakeview / Albert Park									
Q3 2013	3	0	0	0	0	0	0	0	3
Q3 2012	7	0	0	0	0	0	0	0	7
South: Wascana-Univerity									
Q3 2013	0	0	0	0	0	0	0	0	0
Q3 2012	1	0	0	0	0	0	0	0	1
East									
Q3 2013	50	30	0	2	20	28	10	82	222
Q3 2012	56	0	0	1	4	45	0	6	112
West									
Q3 2013	1	0	0	0	10	0	4	0	15
Q3 2012	2	0	0	0	0	0	3	0	5
Northeast									
Q3 2013	2	0	0	0	0	0	34	0	36
Q3 2012	9	2	0	0	0	0	20	0	31
Northwest									
Q3 2013	92	0	0	0	0	0	0	136	228
Q3 2012	85	0	0	0	0	16	0	75	176
Remainder of the CMA									
Q3 2013	32	0	0	0	0	16	0	0	48
Q3 2012	48	0	0	0	0	0	0	0	48
Regina CMA									
Q3 2013	261	58	10	2	45	53	76	236	741
Q3 2012	283	18	0	1	39	82	37	159	619

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q3 2013	27	7	0	0	0	17	n/a	n/a	51
Q3 2012	20	6	0	0	0	12	n/a	n/a	38
South: Lakeview / Albert Park									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
South: Wascana-Univerity									
Q3 2013	0	0	0	0	0	2	n/a	n/a	2
Q3 2012	0	0	0	0	0	15	n/a	n/a	15
East									
Q3 2013	21	9	0	3	0	13	n/a	n/a	46
Q3 2012	17	0	0	1	1	0	n/a	n/a	19
West									
Q3 2013	1	0	0	0	3	0	n/a	n/a	4
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
Northeast									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
Northwest									
Q3 2013	20	0	0	0	0	0	n/a	n/a	20
Q3 2012	20	0	0	0	0	0	n/a	n/a	20
Remainder of the CMA									
Q3 2013	2	0	0	0	0	0	n/a	n/a	2
Q3 2012	2	2	0	0	0	0	n/a	n/a	4
Regina CMA									
Q3 2013	71	16	0	3	3	32	n/a	n/a	125
Q3 2012	59	8	0	1	1	27	n/a	n/a	96

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q3 2013	86	29	10	0	15	12	n/a	n/a	152
Q3 2012	80	14	0	0	36	23	n/a	n/a	153
South: Lakeview / Albert Park									
Q3 2013	3	0	0	0	0	0	n/a	n/a	3
Q3 2012	7	0	0	0	0	9	n/a	n/a	16
South: Wascana-Univerity									
Q3 2013	0	0	0	0	0	4	n/a	n/a	4
Q3 2012	1	0	0	0	0	2	n/a	n/a	3
East									
Q3 2013	50	21	0	1	21	22	n/a	n/a	115
Q3 2012	51	0	0	0	3	46	n/a	n/a	100
West									
Q3 2013	1	0	0	0	9	0	n/a	n/a	10
Q3 2012	2	0	0	0	0	0	n/a	n/a	2
Northeast									
Q3 2013	2	0	0	0	0	0	n/a	n/a	2
Q3 2012	9	0	0	0	0	0	n/a	n/a	9
Northwest									
Q3 2013	95	0	0	0	0	0	n/a	n/a	95
Q3 2012	87	0	0	0	0	16	n/a	n/a	103
Remainder of the CMA									
Q3 2013	34	0	0	0	0	16	n/a	n/a	50
Q3 2012	47	0	0	0	0	0	n/a	n/a	47
Regina CMA									
Q3 2013	271	50	10	1	45	54	n/a	n/a	431
Q3 2012	284	14	0	0	39	96	n/a	n/a	433

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Regina CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986
% Change	27.7	-25.0	-100.0	**	15.5	-100.0	0.0	-94.7	11.0
2005	566	8	1	6	193	70	6	38	888
% Change	-4.6	**	n/a	-50.0	-38.9	-74.5	-86.0	**	-28.5
2004	593	2	0	12	316	274	43	2	1,242
% Change	17.2	n/a	-100.0	-20.0	88.1	40.5	**	n/a	39.7
2003	506	0	1	15	168	195	4	0	889

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Central	121	115	18	72	48	24	83	21	270	232	16.4
South: Lakeview / Albert Park	2	1	0	0	0	0	2	0	4	1	**
South: Wascana-Univerity	1	0	0	0	0	0	0	0	1	0	n/a
East	78	77	16	6	18	20	112	100	224	203	10.3
West	0	1	0	4	3	8	38	0	41	13	**
Northeast	1	2	0	40	0	0	8	72	9	114	-92.1
Northwest	90	131	0	2	64	0	120	0	274	133	106.0
Remainder of the CMA	74	86	2	0	9	9	0	4	85	99	-14.1
Regina CMA	367	413	36	124	142	61	363	197	908	795	14.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	351	267	58	156	126	70	385	227	920	720	27.8
South: Lakeview / Albert Park	3	6	0	0	0	0	2	0	5	6	-16.7
South: Wascana-Univerity	2	1	0	0	0	8	0	77	2	86	-97.7
East	187	187	38	8	37	55	197	335	459	585	-21.5
West	0	5	4	8	33	12	56	0	93	25	**
Northeast	2	11	0	52	0	0	24	72	26	135	-80.7
Northwest	236	354	0	2	76	5	384	87	696	448	55.4
Remainder of the CMA	171	202	2	0	9	9	0	4	182	215	-15.3
Regina CMA	952	1,033	102	226	281	159	1,049	802	2,383	2,220	7.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Central	48	24	0	0	39	21	44	0
South: Lakeview / Albert Park	0	0	0	0	0	0	2	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	18	20	0	0	112	100	0	0
West	3	8	0	0	36	0	2	0
Northeast	0	0	0	0	0	0	8	72
Northwest	64	0	0	0	0	0	120	0
Remainder of the CMA	9	9	0	0	0	4	0	0
Regina CMA	142	61	0	0	187	125	176	72

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	122	70	4	0	261	227	124	0
South: Lakeview / Albert Park	0	0	0	0	0	0	2	0
South: Wascana-Univerity	0	8	0	0	0	77	0	0
East	37	55	0	0	193	335	4	0
West	33	12	0	0	36	0	20	0
Northeast	0	0	0	0	0	0	24	72
Northwest	76	5	0	0	0	12	384	75
Remainder of the CMA	9	9	0	0	0	4	0	0
Regina CMA	277	159	4	0	490	655	558	147

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Central	129	173	87	37	54	22	270	232
South: Lakeview / Albert Park	2	1	0	0	2	0	4	1
South: Wascana-Univerity	1	0	0	0	0	0	1	0
East	94	83	130	120	0	0	224	203
West	0	1	39	8	2	4	41	13
Northeast	1	22	0	0	8	92	9	114
Northwest	90	133	64	0	120	0	274	133
Remainder of the CMA	76	86	9	13	0	0	85	99
Regina CMA	393	499	329	178	186	118	908	795

Table 2.5: Starts by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	403	415	379	258	138	47	920	720
South: Lakeview / Albert Park	3	6	0	0	2	0	5	6
South: Wascana-Univerity	2	1	0	85	0	0	2	86
East	225	193	230	392	4	0	459	585
West	0	7	71	14	22	4	93	25
Northeast	2	37	0	0	24	98	26	135
Northwest	236	356	76	17	384	75	696	448
Remainder of the CMA	173	202	9	13	0	0	182	215
Regina CMA	1,044	1,217	765	779	574	224	2,383	2,220

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Central	81	75	56	26	25	39	27	99	189	239	-20.9
South: Lakeview / Albert Park	3	7	0	0	0	0	0	0	3	7	-57.1
South: Wascana-Univerity	0	1	0	0	0	0	0	0	0	1	-100.0
East	52	57	40	0	20	4	110	51	222	112	98.2
West	1	5	6	0	8	0	0	0	15	5	200.0
Northeast	4	9	32	2	0	20	0	0	36	31	16.1
Northwest	92	85	0	0	0	0	136	91	228	176	29.5
Remainder of the CMA	32	48	0	0	0	0	16	0	48	48	0.0
Regina CMA	265	287	134	28	53	63	289	241	741	619	19.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	212	209	144	48	85	86	94	245	535	588	-9.0
South: Lakeview / Albert Park	5	10	0	0	0	0	0	36	5	46	-89.1
South: Wascana-Univerity	0	2	0	0	0	0	0	0	0	2	-100.0
East	146	144	44	0	42	10	280	209	512	363	41.0
West	2	17	6	4	20	5	0	0	28	26	7.7
Northeast	11	20	40	6	0	20	0	0	51	46	10.9
Northwest	273	208	2	2	0	0	136	151	411	361	13.9
Remainder of the CMA	133	124	0	2	0	0	16	0	149	126	18.3
Regina CMA	782	734	236	62	147	121	526	641	1,691	1,558	8.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Central	25	35	0	4	9	21	18	78
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	20	4	0	0	28	45	82	6
West	8	0	0	0	0	0	0	0
Northeast	0	0	0	20	0	0	0	0
Northwest	0	0	0	0	0	16	136	75
Remainder of the CMA	0	0	0	0	16	0	0	0
Regina CMA	53	39	0	24	53	82	236	159

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	80	82	5	4	76	81	18	164
South: Lakeview / Albert Park	0	0	0	0	0	36	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	42	4	0	6	198	203	82	6
West	20	5	0	0	0	0	0	0
Northeast	0	0	0	20	0	0	0	0
Northwest	0	0	0	0	0	64	136	87
Remainder of the CMA	0	0	0	0	16	0	0	0
Regina CMA	142	91	5	30	290	384	236	257

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Central	119	91	24	56	46	92	189	239
South: Lakeview / Albert Park	3	7	0	0	0	0	3	7
South: Wascana-Univerity	0	1	0	0	0	0	0	1
East	80	56	50	50	92	6	222	112
West	1	2	10	0	4	3	15	5
Northeast	2	11	0	0	34	20	36	31
Northwest	92	85	0	16	136	75	228	176
Remainder of the CMA	32	48	16	0	0	0	48	48
Regina CMA	329	301	100	122	312	196	741	619

Table 3.5: Completions by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	312	222	130	163	93	203	535	588
South: Lakeview / Albert Park	5	10	0	36	0	0	5	46
South: Wascana-Univerity	0	2	0	0	0	0	0	2
East	177	140	243	211	92	12	512	363
West	2	9	22	9	4	8	28	26
Northeast	9	19	0	0	42	27	51	46
Northwest	275	208	0	64	136	89	411	361
Remainder of the CMA	133	126	16	0	0	0	149	126
Regina CMA	913	736	411	483	367	339	1,691	1,558

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q3 2013	7	8.1	28	32.6	14	16.3	13	15.1	24	27.9	86	425,444	456,461
Q3 2012	15	19.2	19	24.4	17	21.8	12	15.4	15	19.2	78	415,381	436,830
Year-to-date 2013	14	7.3	58	30.1	45	23.3	29	15.0	47	24.4	193	425,900	457,784
Year-to-date 2012	45	23.7	38	20.0	45	23.7	26	13.7	36	18.9	190	415,381	430,514
South: Lakeview / Albert Park													
Q3 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Q3 2012	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	--	--
South: Wascana-University													
Q3 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q3 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
East													
Q3 2013	0	0.0	8	15.7	9	17.6	8	15.7	26	51.0	51	500,000	639,996
Q3 2012	1	2.0	3	5.9	9	17.6	14	27.5	24	47.1	51	495,000	527,029
Year-to-date 2013	0	0.0	28	19.7	29	20.4	26	18.3	59	41.5	142	478,080	579,807
Year-to-date 2012	8	5.4	30	20.4	22	15.0	30	20.4	57	38.8	147	475,000	507,355
West													
Q3 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Q3 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	5	62.5	2	25.0	0	0.0	0	0.0	1	12.5	8	--	--
Northeast													
Q3 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Q3 2012	4	44.4	2	22.2	0	0.0	2	22.2	1	11.1	9	--	--
Year-to-date 2013	1	20.0	1	20.0	1	20.0	0	0.0	2	40.0	5	--	--
Year-to-date 2012	11	64.7	3	17.6	0	0.0	2	11.8	1	5.9	17	319,000	346,400
Northwest													
Q3 2013	6	6.3	18	18.9	20	21.1	26	27.4	25	26.3	95	454,800	481,041
Q3 2012	14	16.3	18	20.9	19	22.1	17	19.8	18	20.9	86	427,950	441,856
Year-to-date 2013	21	7.8	64	23.9	62	23.1	52	19.4	69	25.7	268	440,708	462,195
Year-to-date 2012	33	16.6	48	24.1	43	21.6	32	16.1	43	21.6	199	425,900	441,657
Remainder of the CMA													
Q3 2013	3	9.4	3	9.4	5	15.6	9	28.1	12	37.5	32	484,950	493,075
Q3 2012	5	11.4	5	11.4	4	9.1	8	18.2	22	50.0	44	499,000	517,611
Year-to-date 2013	24	21.6	12	10.8	18	16.2	23	20.7	34	30.6	111	454,900	462,514
Year-to-date 2012	22	18.6	17	14.4	11	9.3	18	15.3	50	42.4	118	479,000	494,941
Regina CMA													
Q3 2013	16	6.0	57	21.3	48	18.0	57	21.3	89	33.3	267	459,900	506,322
Q3 2012	40	14.5	49	17.8	49	17.8	54	19.6	84	30.4	276	449,950	467,695
Year-to-date 2013	60	8.3	163	22.5	155	21.4	131	18.1	214	29.6	723	447,619	486,192
Year-to-date 2012	125	18.2	139	20.2	121	17.6	109	15.8	194	28.2	688	430,000	459,358

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2013

Submarket	Q3 2013	Q3 2012	% Change	YTD 2013	YTD 2012	% Change
Central	456,461	436,830	4.5	457,784	430,514	6.3
South: Lakeview / Albert Park	--	--	n/a	--	--	n/a
South: Wascana-Univerity	--	--	n/a	--	--	n/a
East	639,996	527,029	21.4	579,807	507,355	14.3
West	--	--	n/a	--	--	n/a
Northeast	--	--	n/a	--	346,400	n/a
Northwest	481,041	441,856	8.9	462,195	441,657	4.7
Remainder of the CMA	493,075	517,611	-4.7	462,514	494,941	-6.6
Regina CMA	506,322	467,695	8.3	486,192	459,358	5.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Regina
Third Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	249	15.8	360	431	531	67.8	284,744	9.5	292,949
	February	298	24.7	350	439	468	74.8	285,374	4.7	285,790
	March	374	18.4	369	630	523	70.6	287,772	4.5	286,444
	April	443	26.9	379	624	498	76.1	312,873	16.3	305,371
	May	444	10.7	324	762	524	61.8	303,393	2.2	289,006
	June	428	3.9	366	659	515	71.1	312,241	9.3	300,731
	July	386	17.0	344	615	535	64.3	297,708	9.2	297,014
	August	346	-10.8	301	584	538	55.9	304,513	8.4	303,883
	September	265	-28.6	296	535	560	52.9	298,501	9.6	304,862
	October	312	-8.8	293	455	524	55.9	297,688	5.4	301,711
	November	228	-26.7	271	360	545	49.7	309,219	13.2	314,547
	December	179	-20.4	301	264	596	50.5	317,581	15.9	329,297
2013	January	181	-27.3	255	435	535	47.7	299,700	5.3	307,133
	February	219	-26.5	271	512	569	47.6	310,551	8.8	310,871
	March	286	-23.5	299	571	545	54.9	314,353	9.2	313,580
	April	336	-24.2	271	690	515	52.6	316,606	1.2	308,281
	May	420	-5.4	320	910	610	52.5	322,029	6.1	307,988
	June	389	-9.1	336	753	596	56.4	311,471	-0.2	300,762
	July	409	6.0	332	763	637	52.1	311,759	4.7	310,925
	August	370	6.9	338	688	648	52.2	311,860	2.4	311,745
	September	317	19.6	322	627	616	52.3	317,273	6.3	322,256
	October									
	November									
	December									
	Q3 2012	997	-8.4		1,734			300,200	9.0	
	Q3 2013	1,096	9.9		2,078			313,388	4.4	
	YTD 2012	3,233	7.0		5,279			299,999	8.1	
	YTD 2013	2,927	-9.5		5,949			313,778	4.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Third Quarter 2013

		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	149.7	123.5	125.0	4.3	73.3	955
	February	595	3.20	5.24	153.3	123.3	125.0	4.4	73.3	959
	March	595	3.20	5.24	153.3	124.2	125.3	3.9	73.0	955
	April	607	3.20	5.44	153.3	124.8	125.1	3.8	72.7	962
	May	601	3.20	5.34	154.0	125.1	125.3	4.0	72.8	957
	June	595	3.20	5.24	154.5	124.7	125.2	4.1	72.6	961
	July	595	3.10	5.24	154.5	124.6	125.4	4.1	72.6	970
	August	595	3.10	5.24	154.5	124.9	125.9	4.2	72.8	983
	September	595	3.10	5.24	154.5	125.2	126.6	3.9	72.9	985
	October	595	3.10	5.24	154.5	125.6	127.0	3.9	73.0	976
	November	595	3.10	5.24	154.7	125.3	126.9	4.1	72.8	972
	December	595	3.00	5.24	154.5	124.1	127.8	4.3	73.4	957
2013	January	595	3.00	5.24	154.5	124.4	129	4.1	73.7	951
	February	595	3.00	5.24	156.6	125.8	131.0	3.7	74.5	938
	March	590	3.00	5.14	157.7	126.3	131.8	3.5	74.6	933
	April	590	3.00	5.14	158.0	126.5	133.1	3.5	75.2	929
	May	590	3.00	5.14	158.2	127.0	133.3	3.6	75.3	929
	June	590	3.14	5.14	158.4	127.2	134.3	3.7	75.6	936
	July	590	3.14	5.14	158.4	126.9	134.5	3.5	75.4	940
	August	601	3.14	5.34	158.5	126.7	135.3	2.9	75.2	947
	September	601	3.14	5.34		127.4	135.1	3.0	74.9	957
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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